



118 Central Avenue North, New Prague, MN 56071
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MEMORANDUM

TO: PLANNING COMMISSION

FROM: EVAN C. GARIEPY – PLANNER
KEN ONDICH – COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: REQUEST FOR CONDITIONAL USE PERMIT #C4-2026 TO ALLOW FOR A SMALL ENGINE REPAIR SHOP AND INTERIM USE PERMIT #I1-2026 TO ALLOW FOR EXTERIOR STORAGE IN ASSOCIATION WITH A SMALL ENGINE REPAIR SHOP AT 401 MAIN ST. W, AS PROPOSED BY JOHN LEMKE JR.

DATE: SEPTEMBER 9TH, 2026

Background / History

The applicant, John Lemke Jr., is applying for a Conditional Use Permit to allow for a small engine repair shop with exterior storage at 401 Main St W, at which snowmobile, lawnmower, ATV, and similar engines would be worked on. This property was formerly utilized as a used car lot under Conditional Use Permit #C3-2014, which operated from 2014 until June 2025. Since then, it has sat vacant. The parking lot pavement was completely removed in 2025 due to it being in poor condition and it has not yet been replaced.

While Small Engine Repair is not specifically listed as a permitted or conditional use, staff believes it is similar (and even less intensive) than minor automobile repair which is a conditional use within the West Downtown Overlay District (WDOD). Exterior storage is not a conditional nor permitted use in this district. Section 4.003 (J) (3) of the Unified Development Code clarifies that new uses that do not comply with the WDOD's zoning standards may be allowed through an interim use permit. The applicant is proposing that the exterior storage at the site will be behind fencing, and will be eventually discontinued when the building is expanded to instead provide interior storage.

The applicant stated that the business would have a maximum shift of two full-time employees, and it would not feature retail. Customers would drop off equipment to be repaired, meaning that it would be a low traffic generator and would provide a use to an otherwise vacant site.

Legal Description

Lot 1, Block 3, Modified Plat of that portion of Philipp's Addition to Praha lying West of the Minneapolis and St. Louis Railroad, Scott County, Minnesota.

Zoning – Small Engine Repair

The property is zoned West Downtown Overlay District. The purpose of this district is to shift development of properties in this overlay to be a mixed-use transition from downtown to nearby spaces that are compatible with the purposes of the B-1 Central Business Zoning District.

The proposed use of repairing small engines, such as those from lawnmowers and ATVs, is not specifically listed as a permitted or conditional use, however staff believes it is similar yet less intensive than what is classified as minor auto repair, which is a conditional use within the B-1 Zoning District and thus within the West Downtown Overlay District.

The UDC defines minor automobile repair as follows: The replacement of any part or repair of any part which does not require the removal of the engine head or pan, engine transmission or differential, and may include incidental body and fender work, minor painting, and upholstering service when said service above stated is applied to passenger automobiles and trucks not in excess of 12,000 pounds gross weight.

Section 3.002(E)(2) of the UDC allows for the City Council to consider a Conditional Use Permit for which a use is not specifically listed if, after careful review by the Planning Commission and City Council, it is found to otherwise meet the criteria for granting a conditional use within the affected district. It also allows the City Council to impose additional conditions to protect the best interests of the surrounding area or community as a whole.

Zoning – Exterior Storage & Screening

Exterior storage is also not a conditional nor permitted use within the West Downtown Overlay District. However, Section 4.003 (J) (3) of the UDC states the following regarding uses within this district:

Redevelopment of existing structures and uses. Redevelopment of properties within the West Downtown Overlay shall only be permitted if the property complies with the B-1 Zoning District land uses and performance standards unless an interim use permit shall be considered for a land use or variance for performance standards.

Thus, exterior storage may be evaluated as an interim use for this property as it is not as similar to an existing permitted or conditional use as small engine repair was to minor automotive repair.

Staff believes that allowing exterior storage as an interim use would promote the redevelopment of this site. Staff is proposing that a condition of the IUP requires that the exterior storage is removed within 3 years. The building may be expanded to provide interior storage, which would be permitted under the proposed CUP allowing for small engine repair at this site. This building expansion will require a Variance due to the dimensions of the property and placement of the existing building in relation to setbacks. If the building is not expanded to provide interior storage within this time frame, the exterior storage must be removed by this time period, or an amendment to the IUP to extend the time period may be considered. Upon expansion of the building, the exterior storage must be discontinued.

In the UDC, there are no specific performance standards regarding exterior storage within this context of a commercial property. However, Staff believes that the exterior storage should be kept highly screened from Main St. and the residential property to the north. The applicant proposes having a 6' tall wooden privacy fence surrounding the exterior storage. Staff is in support of this, and recommends adding a condition requiring that this fence be 100% opaque and is well maintained. The area which is blocked by an existing wall may remain, as long as the exterior storage area is screened by a 6-foot tall opaque fence or wall at all times. Any exterior entrance/exit to this storage area must be locked at all times.

If there are garbage bins, dumpsters, or other refuse that is kept outside, it must be screened per Section 6.002 (B) of the Unified Development Code.

Neighborhood Conditions and Nearby Land Uses

North: One residential property that is zoned West Downtown Overlay District.

South: Main St., and then multiple businesses (Le Fete Royale, Skluzacek's Quality Meats, etc.) zoned West Downtown Overlay District.

East: The Union Pacific Railroad, then the Rusty Spoke zoned West Downtown Overlay District.

West: Undevelopable floodplains, Philipp's Park, Highway 21/4th Ave NW, then Kwik Trip zoned B3 Highway Commercial.

Parking and Parking Lot

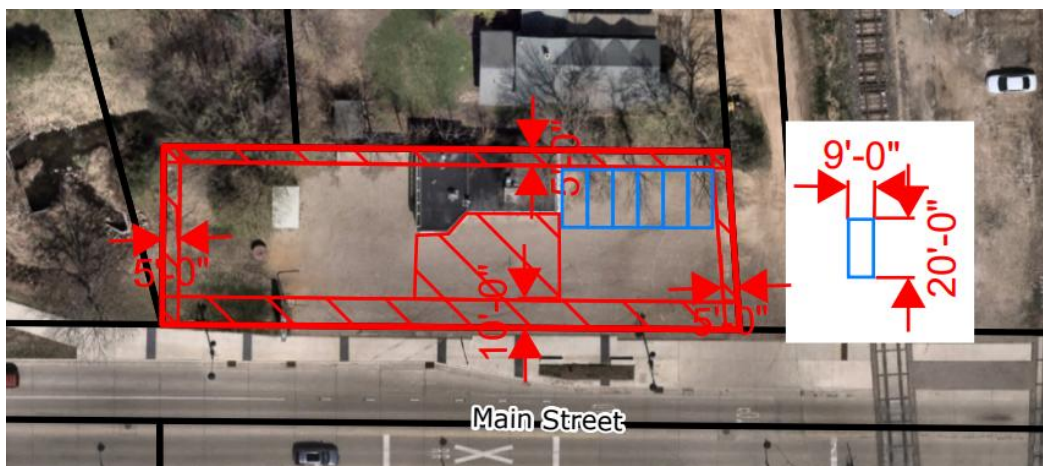
The business' parking lot is currently gravel, with no striped parking spaces. Gravel lots are prohibited. In Conditional Use Permit C3-2014 permitting The Car Lot business, the site was required to have three striped parking spaces and to be surfaced with concrete or bituminous. However, this surfacing was removed in 2025 due to being in poor quality, and has not been replaced.

Due to the time of year potentially prohibiting immediate surfacing of the site, Staff is proposing a condition that the parking lot to be surfaced prior to June 15, 2027. Prior to the final surfacing

of the parking lot and striping the parking spaces, only a temporary certificate of occupancy may be issued by the Building Official.

The entire portion of the plot that was previously paved does not all need to be resurfaced, as the applicant will not be utilizing all of it for parking. Any portion of the lot that is utilized for parking, or as a drive aisle for cars, must be paved. The remainder of the lot may either be seeded/sodded or utilized for other landscaping. The applicant proposed surfacing all of what was previously surfaced, with the exception of the area of land proposed to be utilized for exterior storage.

The UDC does not have a set parking requirement for automobile repair businesses, at which point Staff may make a determination off of similar uses. With a total of 1,015 square feet, the determination for warehouse use (1 per 1,000 square feet) would only require 1 spot, and an office determination (1 per 300 square feet) would require 3 parking spots. The diagram below shows where parking may not be located per the UDC. The blue parking spots are shown as an example.



Due to the lack of street parking directly in front of the site and the large size of the property, Staff proposes requiring a minimum 4 off-street parking spaces. The applicant stated that the maximum shift will be two employees, and Staff believes that the two additional spaces will be sufficient for customers dropping off or picking up small engines and equipment.

All parking spaces shall be striped to the east or west of the building, rather than in front of the building against the sidewalk. Section 6.002 (I) (2) (c) (4) states that parking may not be located between the building and the street in the B-1 Central Business District, which the Western Downtown Overlay District must follow the design requirements of.

All parking must meet the dimensional requirements that are established in Section 6.002 (I) (2) in the UDC. Per this section, the parking to the east of the building must be 5 feet from the north property line. Any handicap parking must meet the State Building Code.

Building Exterior

Any changes to the exterior of the building must follow the Commercial Building Designs for the B-1 District, as outlined in Section 6.002 (R) of the UDC, as well as the Central Business District Design and Sign Guidelines. Any building permits that are required must be obtained from the Building Department.

The applicant proposed repainting the building dark gray, with blue accents. This would be permitted under the UDC's guidelines. Any lighting added to the site must meet the UDC's guidelines for glare and exterior lighting.

Regarding improvements to the building and site's exterior, the applicant stated the following:

We also plan to clean up the property by removing existing weeds, overgrown shrubbery, and vegetation along the property lines [...] We plan to remove the existing abandoned light pole and upgrade the exterior lighting with modern, energy-efficient LED fixtures. We would also like to incorporate tasteful accent lighting beneath the building's roof canopy to improve the appearance, visibility, and overall aesthetics of the property during evening hours.

Staff would recommend that all exterior improvements, including painting and other maintenance, be completed prior to a temporary certificate of occupancy being issued.

Signage

The existing sign on the property may be utilized and replaced, but may not be expanded without a permit. Any other signage on the property must meet all requirements of the Unified Development Guide, and obtain a permit if applicable.

Traffic and MnDOT Comments

The applicant stated that the business will be a low traffic generator, with approximately 4-8 vehicle trips on a typical weekday, with an estimated peak of 12 trips during seasonal busy periods. There would be no high-turnover retail, and no customer waiting area. Customers would drop off equipment, to be repaired and picked up at a later date, resulting in an overall low traffic business.

Staff does not have concerns with the traffic impacts of this proposed business.

Because the property has direct access to Main Street/HW 13/19, comment from MnDOT was solicited on August 25th. The following comments were received via e-mail on September 3rd from MnDOT. In summary, MnDOT has no objection to the proposed use(s) and will not require any changes to the existing driveway but that the applicant must submit a Highway Access Permit Application.

From: Piltaver, Angela (She/Her/Hers) (DOT) <angela.piltaver@state.mn.us>

Sent: Thursday, September 3, 2026 5:23 PM

Subject: Re: Proposed Change of Use Along HW 13/19 New Prague

Evan/Ken,

Good afternoon. I looked through the past correspondence and project information about this site and see that the highway project back in 2020 removed the westerly access as previously discussed with the city and property owner. I agree that the new use for this property will be less intense than the previous uses - a car dealership and a gas station. I also see that there are no other access opportunities to this property beyond the existing/remaining access on Hwy 19. With that said, MnDOT has no objection to the proposed Interim Use Permit, and we will not require any changes to the existing driveway (especially since it serves a residential unit in addition to the business that also has no alternatives for access).

We only ask that the property owner complete the attached Highway Access Permit Application so we can formally recognize and track the change of use from used auto sales to small engine repair. Once completed, the applicant can email the form to Steve Schoeb, who handles permit applications for the east side of District 7 (copied above).

Finally, the property owner will want to make sure that there are no encroachments in state highway right-of-way, including encroachments by vehicles and repaired items awaiting pickup.

Please let me know if you have any questions about this decision. If there are questions about filling out the permit application form for the change of use, the business owner may reach out directly to Steve Schoeb of our office.

Thank you and have a great weekend!

Best regards,

Angela Piltaver, AICP, LEED AP (she/her/hers)

Principal Planner | District 7 - Planning

WAC/SAC Fees

The City calculates WAC and SAC fees according to the MET Council's manual. Vehicle service businesses are charged 1 credit for every 2,250 square feet. The structure is 1,015 square feet, meaning that 0.45 credits are required.

The site holds 3.37 credits of WAC/SAC due to its past use as West End Pit Stop. Because of this, no WAC/SAC fees would be due for this property.

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FEMA Floodplain Information

There is a Regulatory Floodway (teal striped with red), Zone AE Floodplain (teal), and Shaded Zone X Non-regulatory Floodplain (orange) in the western portion of this property, as shown in FEMA Map 27079C0087E effective 07/17/2024 and Attachment D. The Base Flood Elevation here is mapped at approximately 970.7'. The Regulatory Flood Protection Elevation is 1.5' above the 100-year floodplain, meaning that structures may not be constructed any lower than 972.2'.

Per Section 4.004 (D) (3) (b) & (e) of the Unified Development Code, no new structures may be constructed within the regulatory floodplain (teal striped with red). Fences that do not meet the definition of farm fence are also not permitted within the Regulatory Floodway or Zone AE Floodplain.

Notably, the northwestern corner of the proposed exterior storage is Shaded Zone X Non-regulatory Floodplain, which does not have an established base flood elevation and is classified as having a 0.2% annual flood risk. Per Section 4.004 (C) (1) of the UDC, the City's floodplain regulations do not impact this floodplain. However, the applicant should be cautious of building any structures within this area.

The northwesternmost corner of the proposed exterior storage, as mapped, encroaches upon the Zone AE Floodplain at this site. Construction of the proposed privacy fence is not permitted within the Regulatory Floodway or Zone AE Floodplain. The applicant must move the fence out of this flood zone, and should be cautious of constructing the fencing within the Zone X Non-regulatory Floodplain. The image below shows the site plan, overlaid with the satellite imagery and the FEMA Floodplain map. Though the structure does not align perfectly, the property lines of the site plan and the City's GIS information are lined up.



Staff Comments

The Public Works Department and Police Department were consulted, and neither had any concerns or comments.

Planning Staff believes that the proposed use at the site is reasonable, and would encourage redevelopment of the vacant site. With the IUP for the exterior storage being limited to 3 years, they will have limited time to establish the business and prepare for a permanent building addition in place of the temporary solution of the fenced in exterior storage area.

Applicant's Statement

The applicant provided the following statement:

I believe that JLs Innovative Repair LLC is an excellent fit for 401 Main St W and that our proposed use represents a significant opportunity to improve a long-underutilized commercial property while providing a needed service to the New Prague community.

This property has a long history of commercial use, previously operating as a gas station and later as a used-car dealership. Today, the property shows the effects of years of limited use and deferred exterior maintenance. The paint is deteriorating and peeling, exterior lighting is minimal and outdated, vegetation and overgrowth need attention, and

several portions of the property no longer present the appearance that I believe a Main Street property in New Prague should have.

Our intention is to change that.

We are prepared to invest substantial time, labor, and money into improving this property. Our goal is not simply to make the building functional for our business; we want it to become a property that noticeably improves the appearance of the west end of Main Street. I want someone driving into New Prague to pass the property and think, “Wow, that looks great.” We plan to repaint and modernize the exterior, improve the lighting and signage, clean up the property lines and landscaping, make accessibility improvements, and continue maintaining the property to a high standard. We are proposing to take an existing commercial property in need of investment and give it a productive, professional, and attractive long-term use.

Interestingly, this was not a property that we initially sought out ourselves. As JLs began growing, multiple members of the New Prague community independently suggested this property to us and expressed that they believed it would be an ideal location for the business. These conversations are what initially led us to seriously consider 401 Main St W. When we approached the current property owner, who also owns and operates multiple businesses within New Prague, he shared the same belief that JLs would be a good fit for the property and ultimately agreed to sell it to us. To me, that reinforces that this location makes sense not only from our perspective, but also from the perspective of other people who live, work, own businesses, and invest in New Prague.

The location itself is particularly well suited for the type and scale of business we intend to operate. Our customers need an accessible location where small and compact repair items can be conveniently dropped off and picked up. The business is not intended to operate as a large-equipment or multi-technician repair facility, and our operations will be structured to prevent customer items, outdoor storage, or business activity from becoming an eyesore to the surrounding area.

Being directly on Main Street provides customers with convenient access and visibility while the property’s location towards the end of Main Street keeps the business outside of the more congested downtown area. It also allows customers to reach us without directing drop-off and pickup traffic into residential neighborhoods or requiring residents to travel outside of town for service.

There is also a demonstrated local demand for the services we provide. New Prague currently has limited options for this type of professional repair service within the city. One of the most common responses I have received from customers since starting JLs is how appreciative they are to have someone local who can service and repair their items.

Keeping these services in New Prague also keeps more economic activity within the community. Whenever practical, JLs purchases parts, materials, supplies, and

professional services from other New Prague businesses because I believe a successful local business should help create business for its neighbors as well.

Beyond the immediate economic benefit, one of my most important long-term goals for JLs is to provide opportunities for young people in New Prague who have an interest in mechanics and the skilled trades. As the business becomes established at this location, I would like to bring in a local student each year who has an interest in the mechanical field and give that student an opportunity to work alongside me, learn practical skills, understand the trade, and receive mentorship and guidance. The skilled trades gave me a career and eventually the opportunity to build this business, and I want JLs to provide that same exposure and opportunity to the next generation of young people in our community.

My family and I are New Prague residents. This is our community, and we have a personal interest in seeing both the business and the property succeed long term. I am not looking at 401 Main St W as simply a building to operate out of. I see an opportunity to take an aging and underutilized commercial property, make a substantial improvement to its appearance, provide a service New Prague residents are actively asking for, support other local businesses, create future employment and learning opportunities, and put the property back into productive use.

Our goal is for 401 Main St W to look better, be better maintained, and provide more value to the New Prague community because JLs is there.

Criteria for Granting Conditional Use Permits

Section 3.002 (E) of the Unified Development Code states that the purpose of a Conditional Use Permit is to provide the City with a reasonable degree of discretion in determining the suitability of certain designated uses upon the general welfare, public health, and safety. In making the determination of whether or not the conditional use is to be allowed, the City may consider the nature of the adjoining land or buildings, the effect upon traffic into and from the premises, or on any adjoining roads, and all other or further factors as the City shall deem a prerequisite of consideration in determining the effect of the use on the general welfare, public health, and safety.

The applicant is requesting a Conditional Use Permit to allow for a small engine repair shop to open at 401 Main St. W.

In granting a Conditional Use Permit, the City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the Comprehensive Plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the City Council shall evaluate the criteria noted below. Staff has attempted to evaluate the established criteria for this specific request. Staff's comments are highlighted below in yellow.

- A. The use will not create an excessive burden on existing parks, schools, streets, and other public facilities which serve or are proposed to serve the area.
 - i. The use will not create an excessive burden on existing parks, schools, streets, and other public facilities which serve or are proposed to serve the area because the use will have a minimal overall impact due to only having two full-time employees.
- B. The use will be sufficiently compatible or separated by distance or screened from adjacent residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land.
 - i. The use will be sufficiently compatible or separated by distance or screened from adjacent residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land because the property is only adjacent to a singular residential property, which is heavily screened by existing vegetation and will be screened by a 6' tall privacy fence, and the property has been used for similar uses in the past without depreciation to the residential property.
- C. The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties.
 - i. The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties because the exterior of the property will be improved and retain largely the same appearance, whereas the current vacant building and property is slowly deteriorating.
- D. The use, in the opinion of the City Council, is reasonably related to the overall needs of the City and to the existing land use.
 - i. The use is reasonably related to the overall needs of the City and to the existing land use because minor automobile repair is a conditional use within the B-1 Central Business Zoning District and thus in the West Downtown Overlay District, and the proposed use is promoting redevelopment within the West Downtown Overlay District.
- E. The use is consistent with the purposes of the Unified Development Code and the purposes of the zoning district in which the applicant intends to locate the proposed use.
 - i. The use is consistent with the purposes of the Unified Development Code and the purposes of the zoning district in which the applicant intends to locate the proposed use because minor automobile repair is a conditional use within the B-1 Central Business Zoning District and thus in the West Downtown Overlay District, and the proposed use is promoting redevelopment within the West Downtown Overlay District.
- F. The use is not in conflict with the Comprehensive Plan of the City.
 - i. The use is not in conflict with the Comprehensive Plan of the City because the site is guided as Downtown Flex.

- G. The use will not cause traffic hazard or congestion.
- i. The use will not cause traffic hazard or congestion because the applicant stated the business will have a maximum of approximately 12 daily trips during seasonal peaks on weekdays at the business, which is a lower amount than this site has had in the past as a gas station or car dealership.
- H. Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided.
- i. Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided because all of the following have already been provided to the site and the proposed use will not require any additional facilities.
- I. Section 3.002 (E) (2) of the Unified Development Code states that conditions may be placed upon the approval as are considered necessary to protect the public health, safety, and welfare.
- a. This Conditional Use Permit shall be applicable for any expansions of the building within the area designated as exterior storage as a portion of the requirements of Interim Use Permit I1-2026, without the amendment of this Conditional Use Permit being required.
 - b. The applicant must surface the parking lot with concrete or bituminous prior to June 15th, 2027. Prior to the surfacing of the parking lot, only a temporary certificate of occupancy shall be issued by the City.
 - c. Access to this site, and final approval of this Conditional Use Permit, must be approved by MnDOT as the site has direct access to Highway 13/19.
 - d. All exterior improvements, including painting and other maintenance, must be completed prior to a temporary certificate of occupancy being issued.
 - e. Repair work shall only be conducted within the building.
 - f. The outdoor storage of items is only approved within the exterior storage area approved by IUP I1-2026.
 - g. The building must meet all requirements of the Minnesota State Building Code for the property use.
 - h. The applicant shall reimburse the City for all fees and costs it incurs from processing, reviewing, and acting on the application approved herein, including but not necessarily limited to any fees charged by the City's professional consultants in accordance with established rates.
 - i. The property shall be subject to all requirements of the New Prague City Code and shall otherwise comply with all applicable federal, state, and local laws, rules, and regulations.

Criteria for Granting Interim Use Permits

Section 3.002 (F) of the Unified Development Code states that the City Council may consider an Interim Use Permit for a use which is not specifically listed in this Ordinance as an interim use within the affected district and may grant a permit provided that such interim use, after review by the Planning Commission and the City Council, is found to otherwise meet the criteria for granting an Interim Use Permit within the affected district.

The applicant is requesting an Interim Use Permit to allow for exterior storage at 401 Main St. W.

In granting an Interim Use Permit, the City Council shall consider the advice and recommendations of the Planning. Among other things, the City Council shall evaluate the criteria noted below. Staff has attempted to evaluate the established criteria for this specific request. Staff's comments are highlighted below in yellow.

- A. The proposed interim use will utilize property where it is not reasonable to utilize it in a manner provided for the City's Comprehensive Plan and Unified Development Code.
 - i. The proposed interim use will utilize property where it is not reasonable to utilize it in a manner provided for the City's Comprehensive Plan and Unified Development Code because this property is zoned West Downtown Overlay District, and the Unified Development Code states that interim use permits may be considered for uses not explicitly permitted in this overlay district.
- B. The proposed interim use is presently acceptable but, given anticipated development, will not be acceptable in the future.
 - i. The proposed interim use is presently acceptable but, given anticipated development, will not be acceptable in the future because the proposed exterior storage will be screened as to obscure it from public view prior to the expansion of the building for interior storage.
- C. The proposed use will not hinder permanent development of the site.
 - i. The proposed use will not hinder permanent development of the site because it will allow the applicant to utilize it for storage for a small engine repair shop prior to the expansion of the building for interior storage.
- D. The proposed use will not adversely impact implementation of the Comprehensive Plan for the area.
 - i. The proposed use will not adversely impact implementation of the Comprehensive Plan for the area because the building being expanded will eliminate the interim use and make it wholly confirming with the Conditional Use Permit #C4-2026 granting the use at the site.
- E. The proposed use will not be injurious to the surrounding neighborhoods or otherwise harm the public health, safety, and welfare.
 - i. The proposed use will not be injurious to the surrounding neighborhoods or otherwise harm the public health, safety, and welfare because the exterior storage will be screened by a 6-foot tall opaque privacy fence and locked so as to prevent view or access of the storage to the public.
- F. The use will not create an excessive burden on existing parks, schools, streets, and other public facilities which serve or are proposed to serve the area.

- i. The use will not create an excessive burden on existing parks, schools, streets, and other public facilities which serve or are proposed to serve the area because the proposed exterior storage will not create an extra burden on any public facilities.
- G. Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided.
 - i. Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided because the exterior storage will not create an extra burden on any public facilities.
- H. The date or event that will terminate the use has been identified with certainty.
 - i. The date or event that will terminate the use has been identified with certainty because the exterior storage must be discontinued before 3 years after the passing of this Interim Use Permit, or at the time the building is expanded to provide interior storage.
- I. Permission of the use will not impose additional costs on the public if it is necessary for the public to take the property in the future.
 - i. The proposed exterior storage will not impose additional costs on the public if it is necessary for the public to take the property in the future.

Section 3.002 (F) (2) of the Unified Development Code states that conditions shall be placed upon the approval as are considered necessary to protect the best interest of the surrounding area or the community as a whole:

- a. Except as otherwise authorized by this section, an interim use shall conform to this Ordinance as if it were established as a conditional use.
- b. The date or event that will terminate the interim use shall be identified with certainty. The City Council may require the applicant to deposit a cash amount with the City, or provide some other form of security, to ensure compliance.
- c. In the event of a public taking of property after the interim use is established, the property owner shall not be entitled to compensation for any increase in value attributable to the interim use.
- d. Other conditions as the City Council deem reasonable and necessary to protect the public interest and to ensure compliance with the standards of this Ordinance and policies of the Comprehensive Land Use Plan. This includes the following:
 - i. This Interim Use Permit shall be contingent on Conditional Use Permit #C4-2026 permitting a small engine repair shop at this property.
 - ii. There shall be a 6-foot tall opaque fence screening the exterior storage at all times it is under use. This fence shall be kept in reasonably good condition, as determined by the City. Any exterior access to this exterior storage shall be locked at all times.
 - iii. Items that are stored externally may not be repaired while outside of the building so as to create noise, exhaust, or other potential nuisance to the public and the adjacent residential property.
 - iv. This Interim Use Permit is specifically permitting exterior storage at the west side of the structure located at 401 Main Street West, that shall not

extend further south towards the street then the principal building sits and shall not extend further west then the existing shed at the property.

Staff Recommendation

Staff recommends **approval** of Conditional Use Permit #C4-2026 to allow for a small engine repair shop at 401 Main St W, as proposed by John Lemke Jr., for the following reasons:

- A. The use will not create an excessive burden on existing parks, schools, streets, and other public facilities which serve or are proposed to serve the area because the use will have a minimal overall impact due to only having two full-time employees.
- B. The use will be sufficiently compatible or separated by distance or screened from adjacent residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land because the property is only adjacent to a singular residential property, which is heavily screened by existing vegetation and will be screened by a 6' tall privacy fence, and the property has been used for similar uses in the past without depreciation to the residential property.
- C. The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties because the exterior of the property will be improved and retain largely the same appearance, whereas the current vacant building and property is slowly deteriorating.
- D. The use is reasonably related to the overall needs of the City and to the existing land use because minor automobile repair is a conditional use within the B-1 Central Business Zoning District and thus in the West Downtown Overlay District, and the proposed use is promoting redevelopment within the West Downtown Overlay District.
- E. The use is consistent with the purposes of the Unified Development Code and the purposes of the zoning district in which the applicant intends to locate the proposed use because minor automobile repair is a conditional use within the B-1 Central Business Zoning District and thus in the West Downtown Overlay District, and the proposed use is promoting redevelopment within the West Downtown Overlay District.
- F. The use is not in conflict with the Comprehensive Plan of the City because the site is guided as Downtown Flex.
- G. The use will not cause traffic hazard or congestion because the applicant stated the business will have a maximum of approximately 12 daily trips during seasonal peaks on weekdays at the business, which is a lower amount than this site has had in the past as a gas station or car dealership.
- H. Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided because all of the following have already been provided to the site and the proposed use will not require any additional facilities.

And with the following conditions:

- a. This Conditional Use Permit shall be applicable for any expansions of the building within the area designated as exterior storage as a portion of the requirements of Interim Use Permit I1-2026, without the amendment of this Conditional Use Permit being required.
- b. The applicant must surface the parking lot with concrete or bituminous prior to June 15th, 2027. Prior to the surfacing of the parking lot, only a Temporary Certificate of Occupancy shall be issued by the City.
- c. Access to the site, and final approval of this Conditional Use Permit, must be approved by MnDOT as the site has direct access to Highway 13/19.
- d. All exterior improvements, including painting and other maintenance, must be completed prior to a temporary certificate of occupancy being issued.
- e. Repair work shall only be conducted within the building.
- f. The outdoor storage of items is only approved within the exterior storage area approved by IUP I1-2026.
- g. The building must meet all requirements of the Minnesota State Building Code for the property use.
- h. The applicant shall reimburse the City for all fees and costs it incurs from processing, reviewing, and acting on the application approved herein, including but not necessarily limited to any fees charged by the City's professional consultants in accordance with established rates.
- i. The property shall be subject to all requirements of the New Prague City Code and shall otherwise comply with all applicable federal, state, and local laws, rules, and regulations.

Staff recommends **approval** of Interim Use Permit #I1-2026 to allow for exterior storage in association with a small engine repair shop at 401 Main St W, as proposed by John Lemke Jr., for the following reasons:

- A. The proposed interim use will utilize property where it is not reasonable to utilize it in a manner provided for the City's Comprehensive Plan and Unified Development Code because this property is zoned West Downtown Overlay District, and the Unified Development Code states that interim use permits may be considered for uses not explicitly permitted in this overlay district.
- B. The proposed interim use is presently acceptable but, given anticipated development, will not be acceptable in the future because the proposed exterior storage will be screened as to obscure it from public view prior to the expansion of the building for interior storage.

- C. The proposed use will not hinder permanent development of the site because it will allow the applicant to utilize it for storage for a small engine repair shop prior to the expansion of the building for interior storage.
- D. The proposed use will not adversely impact implementation of the Comprehensive Plan for the area because the building being expanded will eliminate the interim use and make it wholly confirming with the Conditional Use Permit #C4-2026 granting the use at the site.
- E. The proposed use will not be injurious to the surrounding neighborhoods or otherwise harm the public health, safety, and welfare because the exterior storage will be screened by a 6-foot tall opaque privacy fence and locked so as to prevent view or access of the storage to the public.
- F. The use will not create an excessive burden on existing parks, schools, streets, and other public facilities which serve or are proposed to serve the area because the proposed exterior storage will not create an extra burden on any public facilities.
- G. Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided because the exterior storage will not create an extra burden on any public facilities.
- H. The date or event that will terminate the use has been identified with certainty because the exterior storage must be discontinued before 3 years after the passing of this Interim Use Permit, or at the time the building is expanded to provide interior storage.
- I. The proposed exterior storage will not impose additional costs on the public if it is necessary for the public to take the property in the future.

And with the following conditions:

- a. Except as otherwise authorized by this section, an interim use shall conform to this Ordinance as if it were established as a conditional use.
- b. The date or event that will terminate the interim use shall be identified with certainty. The City Council may require the applicant to deposit a cash amount with the City, or provide some other form of security, to ensure compliance.
- c. In the event of a public taking of property after the interim use is established, the property owner shall not be entitled to compensation for any increase in value attributable to the interim use.
- d. Other conditions as the City Council deem reasonable and necessary to protect the public interest and to ensure compliance with the standards of this Ordinance and policies of the Comprehensive Land Use Plan. This includes the following:
 - i. This Interim Use Permit shall be contingent on Conditional Use Permit #C4-2026 permitting a small engine repair shop at this property.

- ii. There shall be a 6-foot tall opaque fence screening the exterior storage at all times it is under use. This fence shall be kept in reasonably good condition, as determined by the City. Any exterior access to this exterior storage shall be locked at all times.
- iii. Items that are stored externally may not be repaired while outside of the building so as to create noise, exhaust, or other potential nuisance to the public and the adjacent residential property.
- iv. This Interim Use Permit is specifically permitting exterior storage at the west side of the structure located at 401 Main Street West, that shall not extend further south towards the street than the principal building sits and shall not extend further west than the existing shed at the property.

Attachments

- A. Reference Map – Dated 08/25/2026
- B. Site Plans – Dated 08/10/2026
- C. Zoning Map – Dated 08/25/2026
- D. Flood Plain Map – Dated 08/25/2026
- E. Site Pictures – Dated 08/26/2026

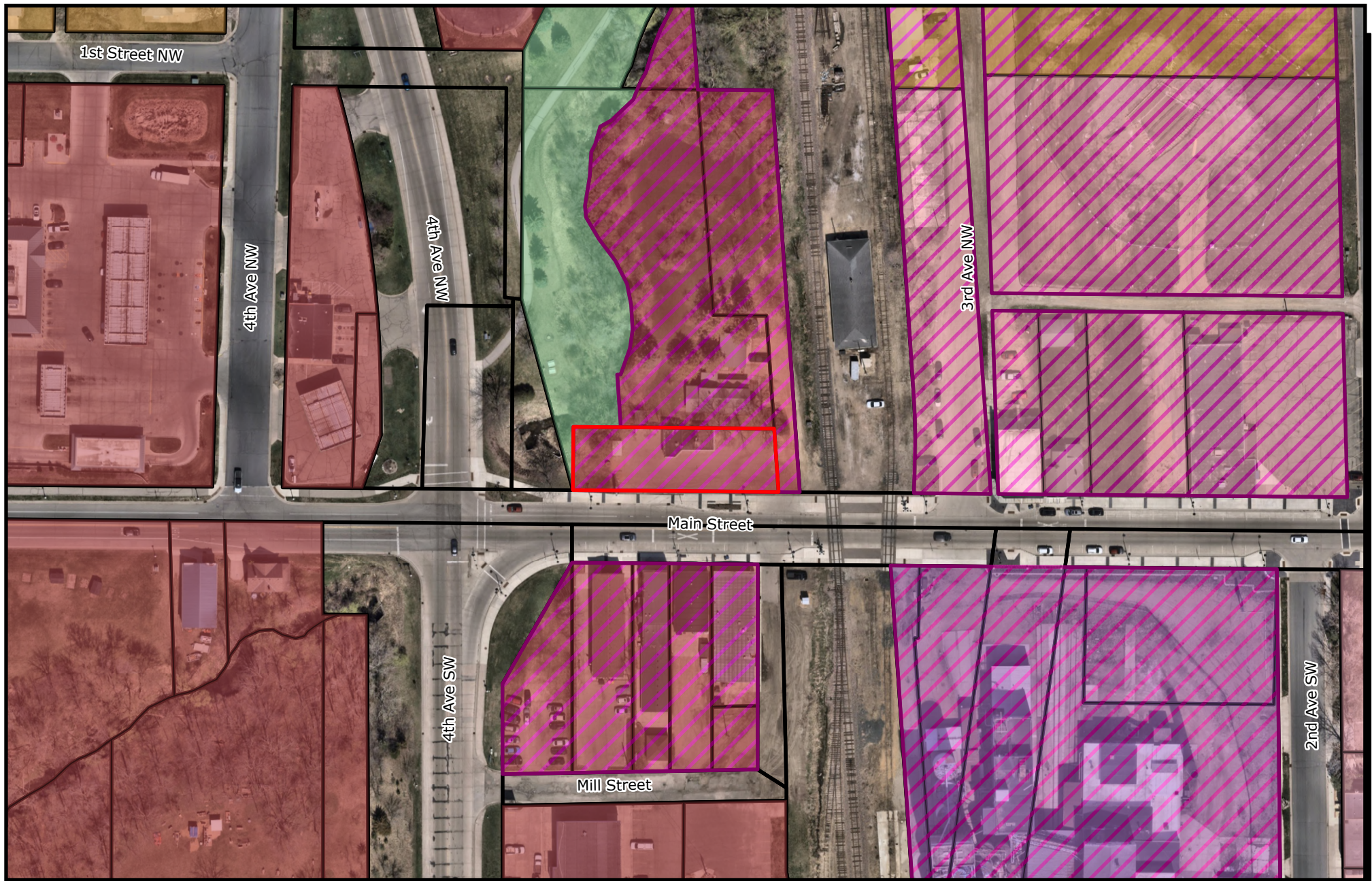


CUP4-2026
401 Main St. W

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August 25, 2026.
New Prague Planning Department.
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CUP4-2026
401 Main St. W

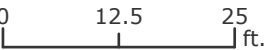
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401 Main St. W



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Attachment E.
C4-11-2026



Looking north at the site



Portion of site where exterior storage is proposed to go



West of the site



South of the site



East of the site